



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

MP-6
36.042
M0421043

February 9, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

SANTA ANITA WASH - PARCEL 133EX.20
SALE OF SURPLUS PROPERTY - CITY OF MONROVIA
SUPERVISORIAL DISTRICT 5
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Santa Anita Wash, Parcel 133EX.20 (2,505 square feet), located adjacent to a single-family residence on Pilgrim Way, in the City of Monrovia, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 133EX.20 to the adjacent property owners, Thomas E. Blank and Cindy Crawford, for \$40,000.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along Santa Anita Wash to the adjacent property owners, Thomas E. Blank and Cindy Crawford. The District acquired the fee title to Parcel 133EX.20 as part of the land needed for the Santa Anita Wash project. Construction has been completed and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action meets the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$40,000 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Monrovia's Planning Department for its report as to conformance with the adopted General Plan.

Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
February 9, 2006
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ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

Enclosed are an original and one duplicate of the Quitclaim Deed. Please have the original and duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

CQ:psr
P6:\BD LTR SANTA ANITA WASH

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Mr. Thomas E. Blank
1521 Pilgrim Way
Monrovia, CA 91016-4425

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
8507-013-903 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to THOMAS E. BLANK, an unmarried man, and CINDY CRAWFORD, an unmarried woman, as joint tenants, all its right, title, and interest in and to the real property in the City of Monrovia, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SANTA ANITA WASH 133EX.20
36-RW 6.2
I.M. 159-277
S.D. 5 M0421034

KR:bw

P:\MPM\WORDPRO\TITLE\CONF\KR-QCDSANTAANITA133.EX.20.DOC

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

STANDARD

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,
County Counsel

By  Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

EXHIBIT A

SANTA ANITA WASH 133EX.20

36-RW 6.2

A.P.N. 8507-013-903

T.G. 567(F6)

I.M. 159-277

S.D. 5

M0421034

LEGAL DESCRIPTION

PARCEL NO. 133EX.20 (Quitclaim of portion of fee):

That portion of Block 24, of a part of Santa Anita Tract, as shown on map recorded in Book 34, pages 41 and 42, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, and that portion of Eldorado Street, 60.00 feet wide, as shown on said map and as vacated by Ordinance No. 709 of the City of Monrovia, recorded in Book 183, page 103, of Official Records, in the office of said Registrar-Recorder/County Clerk, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 43329, page 401, of said Official Records, within the following described boundaries:

Beginning at the most southerly corner of Lot 19, Tract No. 18931, as shown on map recorded in Book 485, pages 40 and 41, of Maps, in the office of said Registrar-Recorder/County Clerk; thence South 63° 31' 29" West along the southwesterly prolongation of the southeasterly line of said lot, a distance of 45.07 feet; thence North 26° 06' 37" West 55.27 feet to the southwesterly prolongation of the northwesterly line of said lot; thence North 63° 52' 43" East along said last mentioned southwesterly prolongation, a distance of 45.81 feet to the most westerly corner of said lot; thence southeasterly along the southwesterly line of said lot to the point of beginning.

Containing: 2,505± sq. ft.